

Proposed 2012 Amendments to the City of Fitchburg Comprehensive Plan

Revision on Page 4-16 under Future Land Use Plan Map

Under Future Land Use Plan Map (heading p. 4-15) first word in the third paragraph remove the first word of “Two” and replace with “Four” so it will read “Four areas may be considered for an alternate land use than what is...”

In addition

At the end of the third paragraph add:

The third area is the existing Fire Station #2 site, lot 1 CSM 6539, which currently is designated as Government/Institutional (G/I), but upon vacation of the fire/EMS use may be considered for a use consistent with the Business classification. The fourth area is an existing single family house on lot 16 Forsythe Downs (east of Yarmouth Greenway, and north of McKee Road). The site is currently designated Park & Conservancy, but may be suitable for Professional Office (B-P) zoning provided an agreement between the city and property owner is reached regarding use and development restrictions to ensure low traffic impact users.

Revision on Page 4-16 under Future Land Use Plan Map

Add a fourth paragraph in this section to read:

As needs arise, certain facilities are required to service the community. These facilities are generally streets, utility facilities, storm water management systems, and park, open space and recreation, but may include other governmental facilities such as public safety, library or municipal administrative services. It is not the intent of the Future Land Use Map to completely identify each of these facilities; therefore, they may occur in most any land use category described below.

Revision on Page 4-16 regarding Conditional Uses

Under the Land Use Categories heading, add the following to the third paragraph:

“A general description of each classification follows, however, these descriptions are not fully inclusive of all permitted or conditional uses allowed through the zoning code, and a conditional use may or may not be acceptable for the respective classification:”

Revision on page 4-17 to Government/Institutional (G/I)

At the end of the paragraph add:

Educational and religious facilities may be acceptable in some G/I designated areas, and could use residential zoning classifications, or as allowed by Professional-Office Zoning District (B-P) or the General Business Zoning District (B-G).

Revision on Page 4-18 to Industrial-Commercial (I-C)

At the end of the paragraph add:

The General Business Zoning District (B-G) may be acceptable for office and financial institutions.

Revision on Page 4-18 to Industrial-General (I-G)

At the end of the paragraph add:

The Highway Business Zoning District (B-H) may be acceptable for some light industrial or related uses.

Revisions on Page 4-2 (Update Existing Land Use Map)

These revisions are proposed by Planning Staff to reflect existing use of the property.

Page 4-2 (Figure 4-1; Existing Land Use Map)

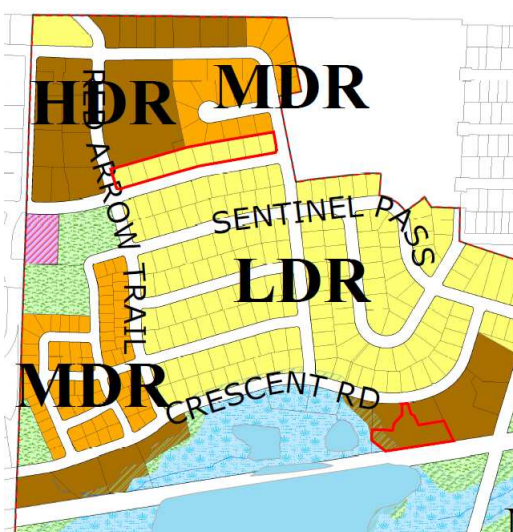
Change Existing Land Use Plan Map designation from Low Density Residential (LDR) to Medium Density Residential (MDR) to reflect current duplex use on north side of Jenewein Rd between Red Arrow Trail and Apache Drive (parcel numbers 060905223832, 060905223949, 060905224055, 060905224162, 060905222495, 060905131646, 060905131726, 060905231762, 060905231732, 060905139632, 060905139602, 060905231992, 060905232032, 060905232126).

And

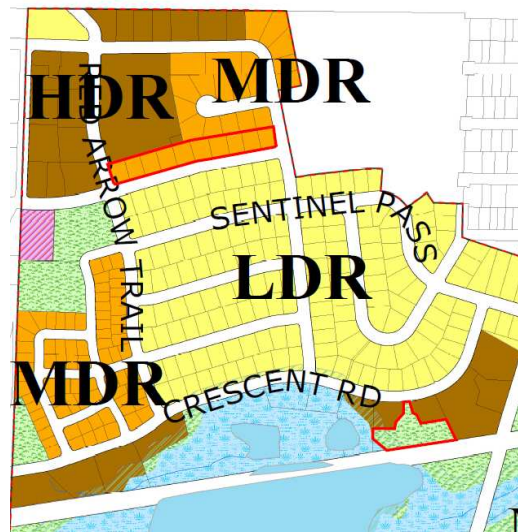
Change Existing Land Use Plan Map designation from High Density Residential (HDR) to Park & Conservancy (P&C) for 4431 Crescent Road (parcel number 060905164656)

Jenewein Road change is outlined in red at top center, and Crescent Road change is in lower right, also outlined in red on the following maps:

Existing Designations



Proposed Designations



**Revision on Page 4-23 Figure 4-10 Future Land Use Map
(Correct errors on map)**

Three revisions in the Belmar area (section 5) are proposed by planning staff. The intent is to reflect the future use of the property based on existing land use, approved planning and platting. The three areas are described below.

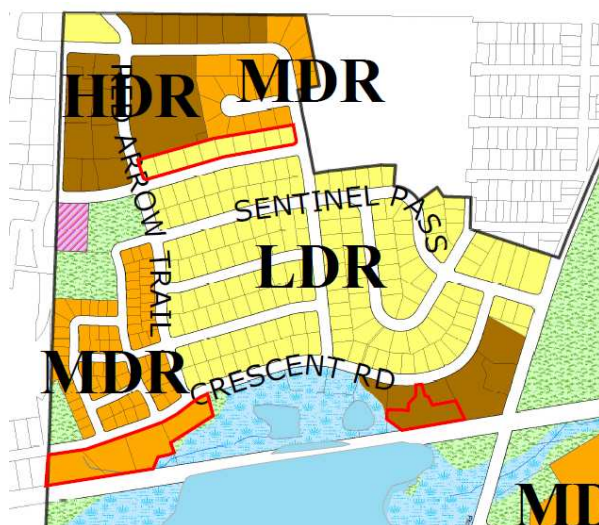
Area A--For parcels on the north side of Jenewein Road between Red Arrow Trail and Apache Drive (parcel numbers 060905223832, 060905223949, 060905224055, 060905224162, 060905222495, 060905131646, 060905131726, 060905231762, 060905231732, 060905139632, 060905139602, 060905231992, 060905232032, 060905232126) change from Low Density Residential (LDR) to Medium Density Residential (MDR) to reflect approved duplex land use.

Area B—For parcels on the south side of Crescent Road west of the wetland to the city border (parcel numbers: 060905271147, 060905271352, 060905271567, 060905273556, 060905273663, 060905273770, 060905273887, 060905273994, 060905274108, 060905273118, 060905273225, 060905273332, 060905273449, 060905272459, 060905272566, 060905272673, 060905272780, 060905272897, 060905273001, 060905272011, 060905272128, 060905272235, 060905272342) change from Medium Density Residential (MDR) to High Density Residential (HDR) to reflect multi-family land use.

Area C—For parcel at 4431 Crescent Road (parcel number 060905164656) east of the wetland, from High Density Residential (HDR) to Park & Conservancy (P&C) to reflect city ownership and deed restricting land use to conservancy.

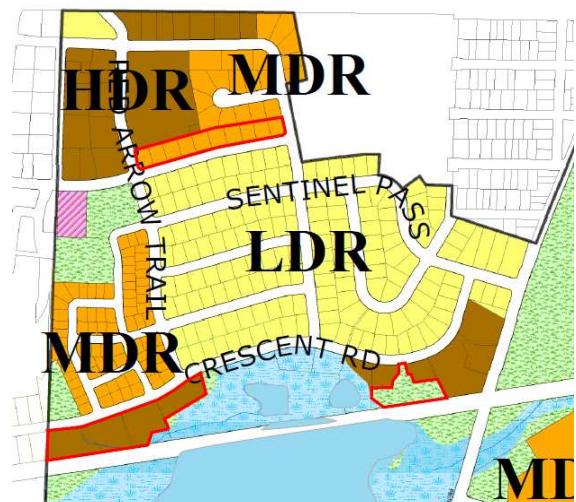
Areas are outlined in red in below maps. Area A is near upper center, Area B is lower left, and Area C is lower right.

Existing Designations



Revision on Page 4-23 Figure 4-10

Proposed Designations

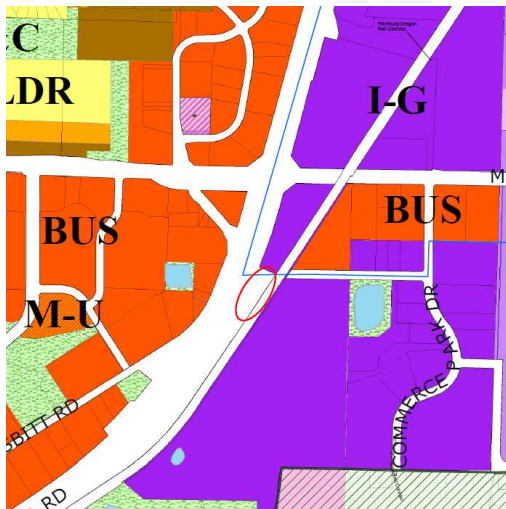


Future Land Use Map

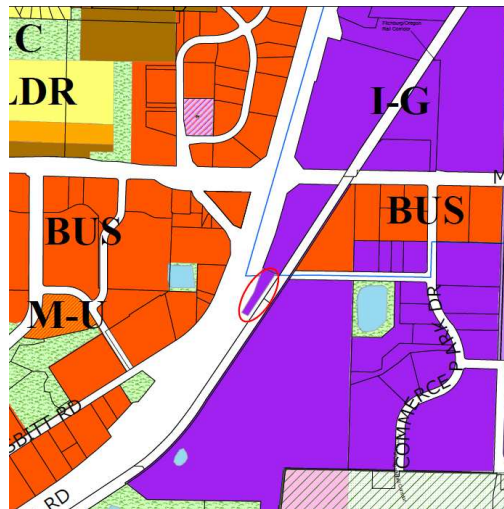
(Acknowledge purchase of right-of-way by General Beverage)

General Beverage recently completed the purchase of land owned by WisDOT that had been used for weigh station purposes. Right-of-ways are not designated a land use classification, and with this purchase the map is being updated to reflect the adjoining Industrial-General (I-G) Future Land Use Map classification.

Existing



Proposed

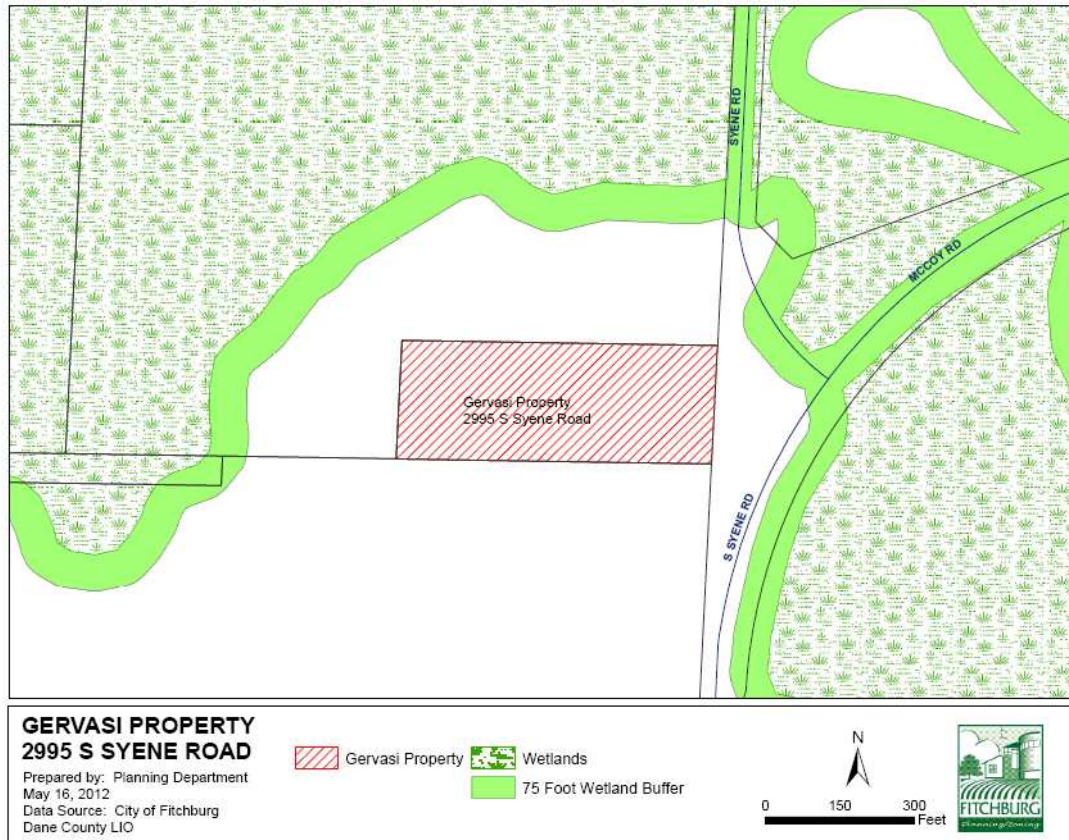


Requests to Amend the Future Land Use Plan Map

The City of Fitchburg received one request from property owner to update a different future land use plan map designations.

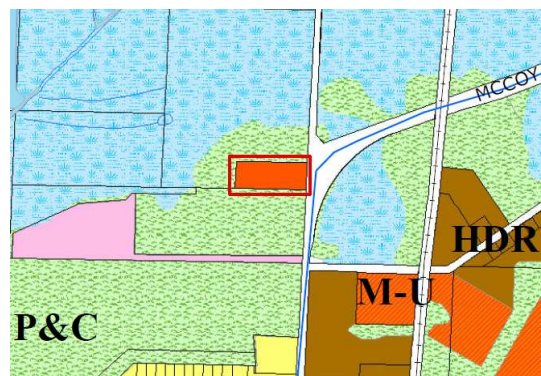
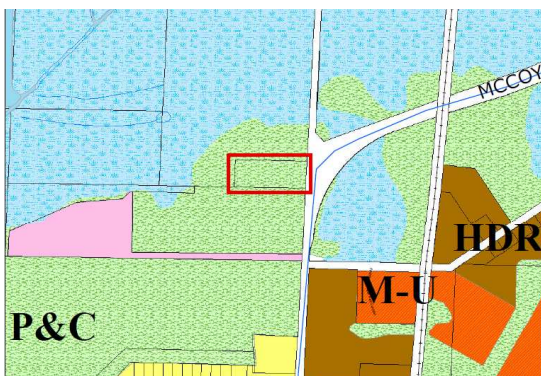
-The request, sponsored by Mayor Pfaff, is for the Joe Gervasi property at 2995 S. Syene Road (parcel # 060902394403). This proposal seeks to change the future land use plan map for this approximate 3.5 acre property from Park & Conservancy (P&C) to Business (BUS). Mr. Gervasi desires to construct a restaurant with less than 100 person capacity (about 2,514 sq ft) near the front of the property. Mr. Gervasi currently operates a marina at the site. Wetland, or publicly owned land borders the site to the east, west, and north. Due to the amount of wetlands and publicly owned land in the area, Public Works has not intended to serve the area with either public water or sewer. Therefore, the use will likely be constructed using a septic system and private well.

Difficulty of providing public utility services, and its location near major wetlands and the environmental corridor were factors in the Park and Conservancy designation.



Map of current Future Land Use Plan Map designation as Park & Conservancy (P&C) for the Gervasi Property (Outlined in red).

Map of proposed change to Future Land Use Plan Map for Gervasi property—Business (BUS) (Outlined in red).



City of Fitchburg

Comprehensive Plan Minor Amendment



Sponsored by: Mayor Pfaff

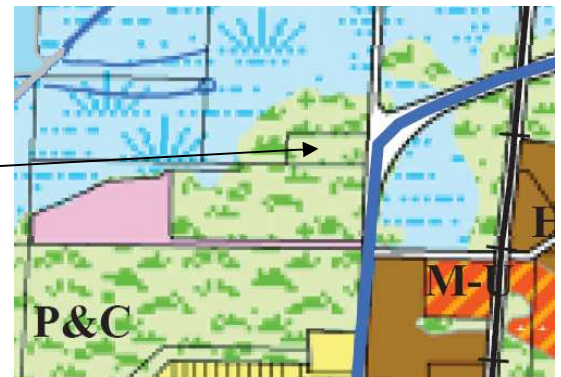
Proposed Minor Amendment

(Provide page numbers, table numbers or other specific references within the Adopted Comprehensive Plan)

Page 4-23 (Figure 4-10; Future Land Use Plan Map)

Change Future Land Use Map designation for parcel number 060902394403 (2995 S Syene Road) from Park and Conservancy (P&C) to Business (Bus)

Site to be reclassified to Business



Intent of the Minor Amendment

Joe Gervasi currently operates a marina out of the site, but would like to remove and reconstruct a facility near the front of the approximate 3.5 acre property on Syene Road to a restaurant (Nine Springs Grille) with a capacity of less than 100 persons.

Wetland and/or publicly owned land area exists to the north, west, and east of Syene Road. The McKeowen property is to the south.

See the schematic design plans from Design Structures, which is attached.

Transmittal



Date: March 29, 2012

To: Tom Hovel
Zoning Administrator/ City Planner

From: Jim Anderson

RE: Nine Springs Grille

Design Structures, LLC

Wisconsin Office

6605 University Avenue

Middleton, WI 53562

P: 608.829.2100

F: 608.829.2111

Attached:

Document Dated	Copies	Description
3-29-12	1	Schematic Design Plans
3-29-12	1	Resource Listing

Purpose of Transmittal:

	For Approval	For Your Use
x	For Comprehensive Plan Amendment Application	Approved as Submitted
	Return (1) Signed Copy	Approved as Noted
	As Requested	
	On Loan Prints Returned	

Oregon Office

3591 Klindt Dr.

Suite 200

The Dalles, OR 97058

P: 541.296.5440

F: 541.296.5072

Thank you,

Jim Anderson
President

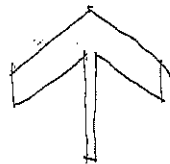
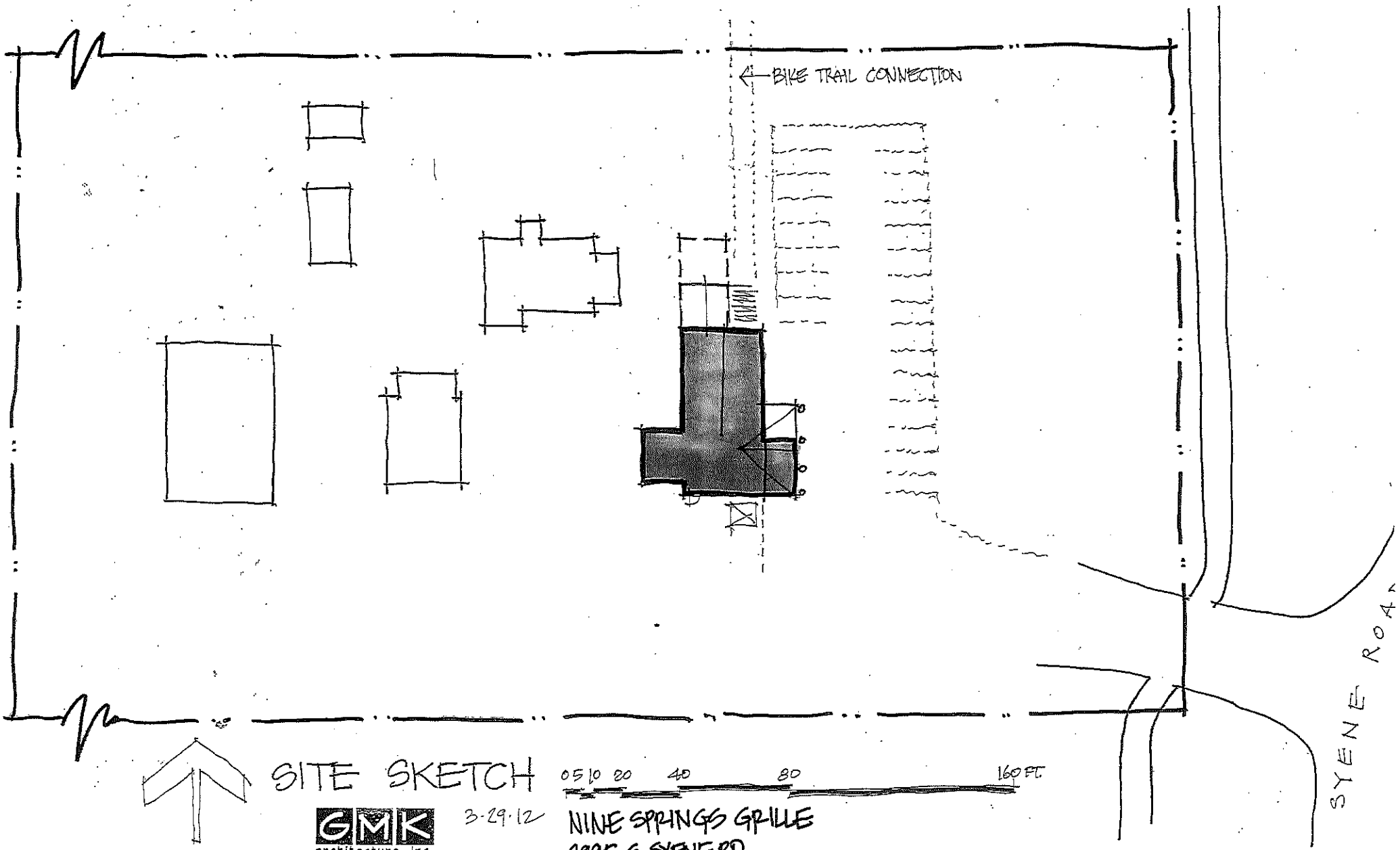
Because you can't do it over.



Nine Springs Grille **2995 S. Syene Road - Fitchburg**

Resource Listing

Company	Contact/Email/Fax	Office/Mobile	Address
<i>Owner</i>			
	Joe Gervasi	608.271.4239 608.206.4239	2995 S. Syene Road Madison, WI 53711
<i>Developer</i>			
Crown Commercial Real Estate & Development	Bill Nebel billn@crown-redev.com 608.831.2642	608.831.2618 608.669.4546	6629 University Ave Suite 105 Middleton, WI 53562
<i>Architect</i>			
GMK Architecture	Russ Kowalski russgmk@gmkarch.com 608.277.0597	608.277.0585 ext. 12	3220 Syene Road Suite 103 Madison, WI 53713
<i>General Contractor</i>			
Design Structures, LLC	Jim Anderson janderson@designstructures.com 608.829.2111	608.829.2100 608.334.4282	6605 University Avenue Middleton, WI 53562



SITE SKETCH

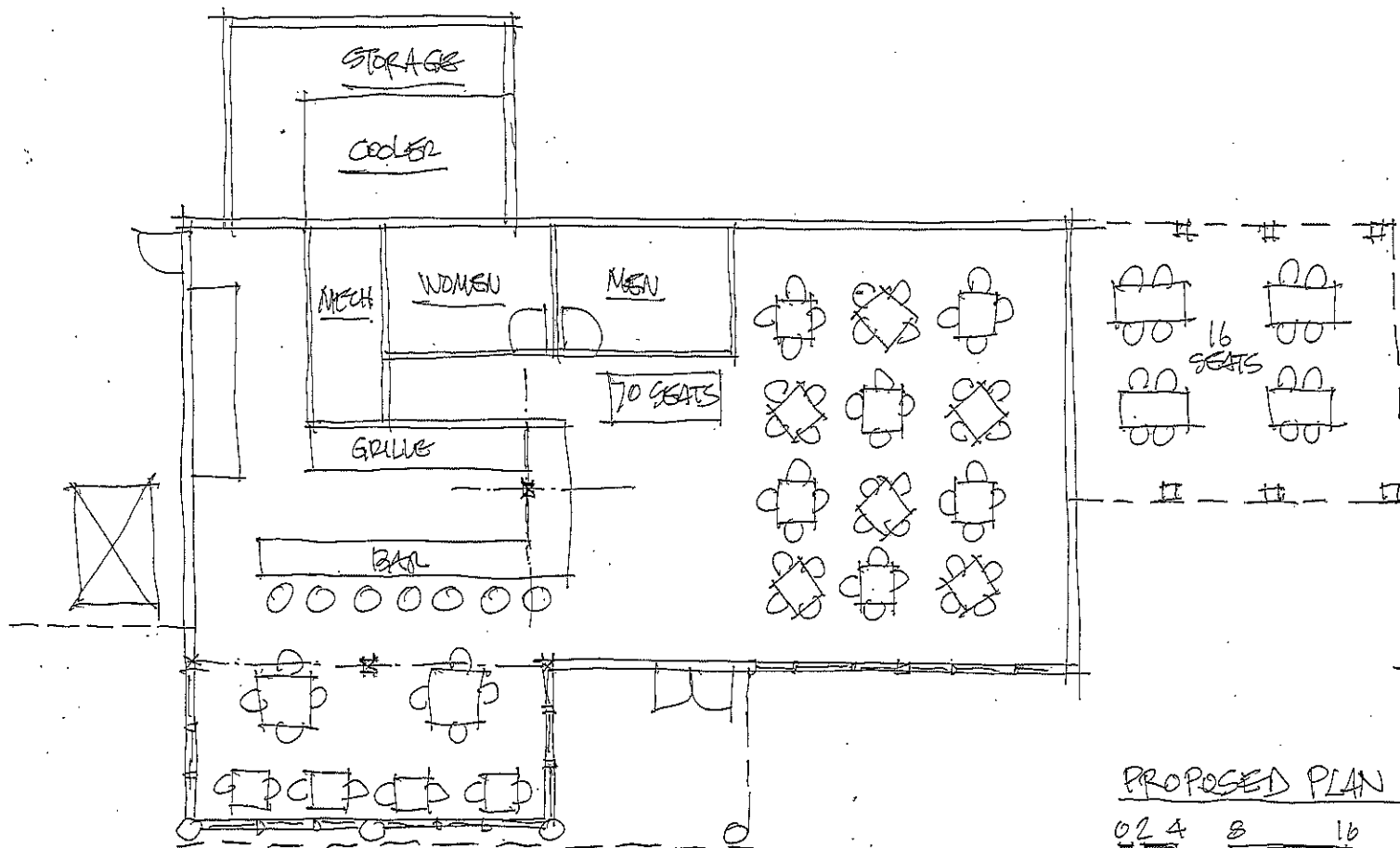
GMK
architecture, inc.
3220 syene road
madison, wi 53713

3-29-12

0 5 10 20 40 80 160 FT

NINE SPRINGS GRILLE
2995 S. SYENE RD.
FITCHBURG, WI.

SYENE ROAD



PROPOSED PLAN

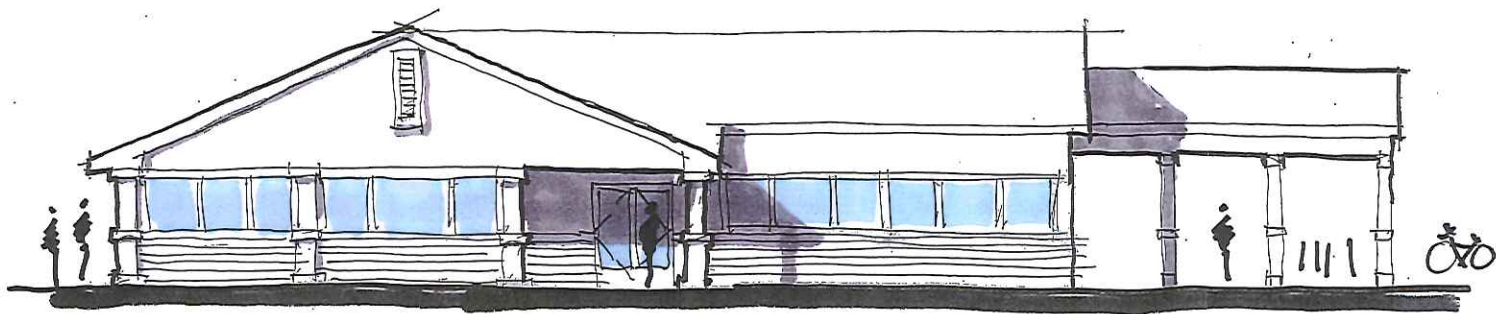
0 4 8 16 32 FT.

2514 SQ. FT.

NINE
SPRINGS
GRILLE

GMK
architecture, inc.
3220 syene road
madison, wi 53713

2995 S. SYENE RD. 3-29-12
FITCHBURG, WI.



PROPOSED EAST ELEV.

0 2 4 8 16 32 FT.

NINE SPRINGS GRILLE
2995 S. SYENE RD.
FITCHBURG, WI.

GMK
architecture, inc.
5220 syene road
madison, wi 53713

3-29-12